



# THE PONY EXPRESS



Vol 54 A Publication Of The Peccole Ranch Community Association Oct/Nov 2004



## PHONE DIRECTORY

Association

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Security

Cell: 683-1022

Pager: 661-5419

Emergency

Fire, Police & Ambulance  
911

Police Non-Emergency  
795-3111

Animal Control  
229-6348

Poison Center  
732-4989

Neighborhood Watch  
229-3507

Street Light Service  
(Public Streets)  
229-6331

City Code Enforcement  
229-6615

## DATES TO REMEMBER

### Board of Directors Meeting

Thursday, Oct. 14th

Thursday, Nov. 11th

6:00 PM Clubhouse

### Design Review Committee

Thursday, Oct. 14th

Thursday, Nov. 11th

4:00 PM Clubhouse

### Landscape Committee

Wed. Oct. 6th

Wed., Nov. 3rd

6 PM Clubhouse

### Community Relations

Thursday, Oct. 7th

Thursday, Nov. 4th

## IMPORTANT MESSAGES

Another year is quickly coming to an end. It is time to elect three Board of Directors' positions, approve the 2005 budget and prepare for the Annual meeting. PRCA needs some homeowner support regarding these up and coming items.

### REQUESTING CANDIDATE NOMINATIONS FOR SERVICE ON THE BOARD OF DIRECTORS FOR 2005-2006

- The last page of this newsletter has the Nomination Form for any homeowner to remit to the Management Office. Your name will be placed on the 2005 ballot. Your contributions to the Association can be invaluable. If you would like to be part of the decision making process and can spare a few extra hours a month to represent PRCA homeowners, please fill out and submit the Candidate Nomination form. All nominations must be received by no later than Friday, October 29, 2004. If you have any questions, please contact Diane Howe, your General Manager.

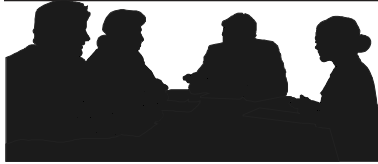
### LANDSCAPE COMMITTEE UPDATE

- PRCA sadly accepted the resignation of Roberta Starzec who has held the Chairperson position on this committee for several years. Ms. Starzec has been a shining example of what dedication and organization can bring to any committee. Thank you, Ms. Starzec. Ms. Starzec will continue in her role as Vice-President of PRCA. We are happy to announce that Carolyn Rouse and Barbara Schweppe were appointed as Co-Chairs to this Committee. They have both served on this committee and have brought with them ideas and enthusiasm to continue to work for the beautification of PRCA. The meeting date of this committee has changed to the first (1st) Wednesday of each month at 6:00 PM. Canyon Vista enhancement meeting will be held October 6th at 6:00 PM at the entrance of Hualapai and Lake Bed. We invite all interested owners to attend and offer your ideas as to how we can beautify the entry to your community.

### PONY EXPRESS NEWSLETTER - NEW FORMAT

- Watch for the new and improved December Pony Express Newsletter. The Community Relations Committee has been working for over 6 months on enhancing the look and contents of your newsletter. Not only will it be 2-color but will offer the availability to include pictures of events and/or items of interest to all homeowners; hopefully, it will incorporate a teen column which PRCA's teens can participate in. If you have

(Con't. On Pg. 2)



#### **BOARD OF DIRECTORS**

Richard Bentel  
President

Roberta Starzec  
Vice President

Bradley Zinner  
Treasurer

Joseph Caldera  
Co-Secretary

George Covarrubias  
Co-Secretary

#### **COMMITTEE CHAIRPERSONS**

Joseph Caldera  
Community Relations

Ali Taghdir  
Design Review

Carolyn Rouse  
Barbara Schweppe  
Landscape

#### **ASSOCIATION STAFF**

Diane Howe  
General Manager  
Tina Rieger  
Accountant

Lisa Cummings  
Acct. Ass't.

Betty Zinner  
Adm. Ass't.

Marie Ploesch  
Compliance Coord.

Robert Kern  
Maintenance

(Con't. From Pg. 1)

any requests for types of articles or columns that you would like to see in your newsletter, please contact the Management Office and they will forward your suggestions on to the Committee. For more events and meetings up and coming, please refer to the F.Y.I page in this Newsletter.

**UPDATE REGARDING PASEO RESTORATION PROJECT** - We are now over 75% completed with the wall restoration, wrought iron fencing and painting projects along the rear-yard walls in the Paseo. PRCA would again like to thank all homeowners who have complied with trimming of their plants, bushes, trees, and the removal of any vines, etc. that were on your walls. PRCA will appreciate your continued efforts regarding landscape plantings from encroaching on the walls and/or fencing.

**WATER SMART LANDSCAPING PROJECT AND TREE REPLACEMENT** - When the above projects are completed, PRCA will embark on a new project. The Board of Directors and General Manager have spent the last two years conferring with Horticulturists and experts regarding water savings and landscaping suggestions in regard to the Paseos. At an August 4th meeting with the BOD's and landscaping experts, the following items were agreed upon for this project. PRCA will enter into a contract with SNWA to participate in their rebate program to help finance the Water Smart Landscaping Project. A minimum of 4-5 feet of grass will be removed away from the rear-yard walls. Cement curbing will be installed between the grass adjacent to rear yard walls and utilize different size rocks in these converted areas. Replacement tree campaign will also commence. Recommended trees for replacement were: *Arizona Ash, Southern Live Oak, Brazilian Pepper, Fanatex Ash, Pistacia Chinensis, Evergreen Elm, Chilpate (flowering tree), and possibly some Crepe Myrtle for color.* These species of trees were chosen for their large canopies and growth cycle to maturity. Phase One of this conversion will be the Water Smart Conversion, starting from behind the Clubhouse to the Tunnel by Preakness Pass and from Hualapai to Preakness Pass and onto Fort Apache entrance. While this project is being completed, three replacement will commence from Hualapai (behind Home Depot) to the Apple Tunnel, then on to Charleston and Fort Apache; then along Apple to Red Hills.

When these two projects are completed, Phase 2 will commence, which will be to plant trees where Water Smart Landscaping has been completed and start Water Smart Landscaping projects where trees have been planted. These two projects may take up to 2 years to complete

(Con't. On Pg. 3)

OCTOBER HOLIDAYS

11th - Columbus Day

16th - Boss' Day

16th - Sweetest Day

24th - Mother-In-Law Day

31st - Daylight Savings Time Ends  
(Spring Forward/Fall Back)

31st - Halloween

NOVEMBER HOLIDAYS

1st - All Saints' Day

11th - Veterans' Day

11th - Armistice Day

25th - Thanksgiving Day

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**CRIME WATCH REPORT**

The following were reported to Peccole Ranch Community Association Office or Security Patrol on:

07/16 - Resident reported vandalism to vehicle - Canyon Ridge 2

07/16 - Resident reported vehicle break-in - La Ventana

07/20 - Resident reported theft from garage - Ascot Park

07/21 - Resident reported bicycle stolen from garage, door left open - Ascot Park

07/23 - Resident reported attempted break-in - La Ventana

07/24 - Resident reported vandalism to home - Mountain View

07/25 - Resident reported vehicle stolen - Camden Del Mar Apartments

07/30 - Resident reported attempted break-in - La Ventana

08/09 - Resident reported vandalism to home - Churchill Estates

08/14 - Resident reported attempted break-in - Canyon Ridge 9

09/03 - Resident reported home break-in - Ascot Park

09/12 - Residents reported vandalism - windows shot with BB gun - Mountain View

The above incidents have been reported by homeowners and are for informational purposes only. PRCA does not guarantee the accuracy of these reports.

(Con't. From Pg. 2)

as PRCA must do the work within the proposed budget constraints and monies allocated for these projects from the construction defect lawsuit.

We need to remind all homeowners that our Paseos are *Drainage/Flood Channels*. The County and/or City of Las Vegas designed them to facilitate drainage of floodwaters. The Developer of PRCA opted to enhance these drainage channels. But, we cannot lose sight of the fact that they are *Drainage/Flood Channels*. PRCA will continue to preserve these Paseos for homeowners' enjoyment as best we can under the current and future watering restrictions set forth by SNWA and LVVWD.

MOSQUITO CONTROL PLAN  
FOR THE PASEO AREA

PRCA is aware of many homeowners' concerns regarding West Nile disease and standing water in some drains in areas of the Paseo. PRCA has had the Paseo treated by Vector Control of the Department of Public Works, Environmental Control. Vector Control's agent has recommended that some of the Paseo's drainage areas be rebuilt to help eliminate any standing water that occurs after a heavy rainfall, etc. Please note that PRCA has followed the advice of Vector Control and is having these drains redesigned. If you have any concerns regarding this matter, you may contact the PRCA Management Office and we shall have the Vector Control agent contact you. Vector Control feels that with the last treatment given to the Paseo, any mosquito larva and adult mosquitoes should have been destroyed. But PRCA will continue to monitor and have these newly designed areas treated.

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PARKING ON STREETS  
WITHIN GATED COMMUNITIES

Over the last two months, the Management Office has received several calls regarding homeowners and/or guests who are habitually parking vehicles on the streets and cul-de-sacs after midnight. PRCA realizes that parking is at a premium in many Communities; however, we ask all homeowners to abide by the Rules & Regulations. Violators will be given a Parking Citation, which informs the owner of the vehicle that they have 24 hours to remove their vehicle -- or it will be towed at the owner's expense. It also states that *any future violations*, if found parked illegally again, *your vehicle may be towed immediately*. We thank you for your cooperation regarding street parking.

**\$\$ FINANCIAL REPORT \$\$**  
**Ending July 31, 2004**

**PERSONAL ADS**

**Metal Framed Baby Crib**, multi-colored, with matching comforter set, mattress, white changing table and four drawer dresser, Ex. Cond. \$200; **White Microwave Cart**, Ex. Cond. \$35, 254-1234

**Car Pool** to Advanced Technologies Academy, if interested call 242-9380

**King-Sz. Waterbed** w/Heater and drawers, \$35; **Victorian Dollhouse**, 6 Rms, furnished, \$220; **1961 GMC**, \$55; **Budweiser Collectibles**, 1 of a kind; **4 piece Collar-Lock Drum Set** - no cymbals. Call 658-8617

**Baby-sitter Needed** for a few hours a week for a two-year old. Call Dee 254-3402

**Tennis Partner Wanted** - Moderate Level of Play - Call 240-8498

**PRCA MASTER ACCOUNT**

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal.     \$ 818,805	Ending Bal.   \$1,896,890
C.D.L. Funds    \$ 497,050	

**ASCOT PARK**

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal.     \$ 20,721	Ending Bal.    \$ 171,276

**CHURCHILL ESTATES**

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal.     \$ 42,822	Ending Bal.    \$ 212,667

**LA VENTANA**

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal.     \$ 124,261	Ending Bal.    \$ 96,264

**PREMIER COURT**

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal.     \$ 17,199	Ending Bal.    \$ 37,829

**SIENNA RIDGE**

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal.     \$ 41,891	Ending Bal.    \$ 130,4

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**LANDSCAPE BORDERS TO CONTAIN ROCK SPILLAGE**

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**Due to the overwhelming water smart landscaping requests that have been submitted to the DRC requesting usage of rocks, a new problem has arisen; the spillage of rocks to sidewalks and/or streets. To help circumvent homeowners from a libelous situation that may arise regarding accidents to others from these rocks, and to enhance your curb appeal, the DRC implemented the addition of a border material being installed to contain the rocks. All approval letters regarding DRC submittals for landscape changes since March of 2004 have contained wording to the effect that the installation of a border material is required. When you submit new changes for landscaping, please provide a sample of the border material or indicate on your plans where bricks/borders will be utilized. In addition, during future community inspections, if a problem is noticed regarding your rock landscaping, even though you were granted an approval for your landscaping prior to this new requirement, you may receive a letter requesting that you install a border material.**

**HOMEOWNER CONCERN CORNER**

Many times, PRCA receives letters with valuable information, tips and general concerns from homeowners. This section of The Pony Express will be devoted to reprinting and passing on valuable comments. PRCA will screen all comments and will NOT print the name of the person submitting the article or letter. But if you submit any information, you MUST include your name, address, and phone number. PRCA hopes that by printing your letters, it will help with the harmonization and beautification of your community.

**TRASH CONTAINERS** left out on non-collection days. This is the number-one-complaint received from the residents of Peccole Ranch. All trash and/or trash containers must be stored out of sight except on pick-up days (Tuesday and Friday).

**BARKING DOGS** generate many complaints. Residents are advised to contact Animal Control at 229-6348.

**PARKING VIOLATIONS** are next. We receive many complaints about street parking, oversize vehicles and storage of inoperable/unregistered vehicles, RV's and boats. Street parking is prohibited in gated communities. RV's, trailers, boats, etc. are not allowed to be stored in Peccole Ranch. Inoperable and/or unregistered vehicles must be stored in your garage or in an off-site facility. Oversize vehicles are prohibited.

**DOGS OFF LEASH AND OWNERS NOT CLEANING UP AFTER THEIR PETS** are frequent complaints. Recently, we have been receiving complaints about cats roaming freely and causing damage to neighboring property. Residents have been advised to call Animal Control at 229-6348. We have been advised that Animal Control has placed cat traps in the area.

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**LA VENTANA SEASON POOL CLOSING NOTICE**

*Pool is scheduled to close for the season on October 1, 2004*

*The Spa will be available during the winter months*

La Ventana residents will be receiving an information letter and a copy of the *revised Rules & Regulations*. **Watch your mail for this important information.** Due to vandalism and problems within the pool area this past year, the Board of Directors has voted to implement the following to deter problems in and around the pool area:

*Installation of video surveillance equipment; heightening the fence around pool area to deter persons from climbing over the fences; installation of new locks on all gates (homeowners will be notified as to when they can pick up their new keys); pool usage hours to be changed to be consistent with the Clark County and City of Las Vegas noise nuisance hours.*

We hope that all residents will take an active part in reporting improper usage of this amenity. If you witness vandalism or problems, please contact Wackenhut Security at 683-1022.

**PECCOLE RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING - AGENDA  
THURSDAY, OCTOBER 14, 2004 - 6:00 PM - CLUBHOUSE**

**I. CALL TO ORDER - HOMEOWNER OPEN FORUM**

**APPROVAL OF MINUTES**

- A. September 9, 2004 meeting  
**ACTION: BOARD APPROVAL**

**II. FINANCIAL REPORT**

- A. August 2004 Financial Reports  
**ACTION: BOARD APPROVAL**

**III. COMMITTEE REPORTS**

- A. Community Relations Update  
B. Landscape Committee Update  
C. Discussion regarding Board Members chairing/member of a committee and voting on committee requests.  
**ACTION: DISCUSSION/DECISION**

**IV. BUSINESS ITEMS**

- A. Action List from September 2004  
**ACTION: NONE**  
B. Management Office expansion plans  
**ACTION: REVIEW & DISCUSS CHANGES**

**V. HOMEOWNER REQUESTS/CORRESPONDENCE**

**SCHEDULE NEXT MEETING THURSDAY, NOVEMBER 11, 2004  
MOTION TO ADJOURN**

**NOTE: ACTION MAY BE TAKEN ON ANY ITEM LISTED ON THIS AGENDA UNLESS OTHERWISE INDICATED.** Homeowners may speak during the homeowner forum portion of the agenda. NRS 116 requires that notice of meeting be posted or placed in a newsletter. Please note that any topic listed on this agenda and any written or verbal recommendations from a committee report that has been included on this agenda may be voted upon by the Board of Directors, or at a homeowners' meeting, by the membership. A copy of the agenda is posted at the Clubhouse ten days prior to the meeting. Any owner is entitled to have a copy of the minutes of the meeting distributed to him/her upon request and payment to the association of the cost to copy. Note: The Executive Session of PRCA is held at 5PM September 9, 2004. This meeting is closed to the homeowners. You can obtain a copy of the September 9, 2004 BOD's meeting agenda at the Management office after September 1, 2004. Please note that the updated agenda is also posted on the Bulletin Board outside the Clubhouse door.

**Landscaping Committee:** The dates for the Landscaping Committee Meetings have been changed. They will now be held on the first Wednesday of the month instead of the second Wednesday. The time is still the same - 6 PM at the Clubhouse.

**Coats For Kids:** This will be our 5th Annual Drive for Coats for Kids. It will start September 19th and end around October 29th. Coats may be dropped off at your nearest Albertson's or the Association Office. They will be cleaned for free by Al Phillips the Cleaner and distributed by the Salvation Army. All sizes are needed. We really need your help on this!

**Holiday Lighting Contest:** Our 7th Annual Holiday Lighting Event will be judged on Monday, December 20th. You will find an entry form in this newsletter. Must be received in our office by Thursday, December 16th!

**Annual Blood Drive:** Please mark on your 2005 calendars our Annual Blood Drive. It will be held on Saturday, February 12, 2005 in our Clubhouse. United Blood Service will set up the Clubhouse for donors. People who donated blood last year will be contacted, with appointments set up. Vendors will be contacted for supplying refreshments to those who donate.

**Neighborhood Watch Program:** The Community Relations Committee has set up a meeting for Thursday, October 7th for Metro's Southwest Command to host a Neighborhood Watch Program here at our Clubhouse. Meeting starts at 6 PM. You can learn a lot of important things just by attending!

**Community Relations Committee -** Is looking for new people to come and have fun. The next meeting is Thursday, October 7th, 6 PM at our Clubhouse. Everyone who attends this meeting will receive a free coupon for something that we know you'll enjoy!

**2004 Annual Food Drive:** Please share your blessings. It's time for the Annual Food Drive for the Las Vegas Rescue Mission and the Womens' and Childrens' Shelter. Your canned or dry food items will enable them to serve over 300,000 meals next year. A box for collections will be in the Association Office.

**Peccole Little League:** If your child is interested in playing baseball, contact the Peccole Little League at 702/869-6896 or go to their website at [www.leaguelineup.com/peccolell](http://www.leaguelineup.com/peccolell).

**The 2004 Lakes Festival of Lights:** Don't miss this year's Lakes Festival of Lights on Saturday, December 4th. This Festival has become the signature event to kick off the holiday season for the entire Lakes area. It's open to the public and admission is FREE! So mark your calendars.

There will be food, fun, and entertainment, capped off by a beautiful electric light boat parade. It's located at the intersection of Lake Sahara Drive and Lake East Drive. Plenty of free parking behind Citibank. AND . . . once again, Lakes resident Clint Holmes has graciously agreed to perform on stage at our Festival. What a treat for us all. For information: [www.festival@lakesassociation.com](mailto:www.festival@lakesassociation.com).

**Child Haven Garage Sale:** If you have any items to donate (leftover from Peccole Ranch's Garage Sale, of course), Child Haven, which is a division of Family Services, will be having a Garage Sale on Saturday, October 16th, at Spanish Trails, 6767 W. Tropicana Avenue, from 7 AM to noon. Your tax deductible donation of household items (kitchen items, clothes, books, lamps, furniture, etc.) are urgently needed.

*Summertime Santa*, which is sponsoring this event, is a non-profit garage sale to raise money for the children of Child Haven - so that they can receive presents this Christmas. Child Haven is also an emergency shelter campus for children who have been abused, neglected, or abandoned. If you have any items to donate or would like to make a monetary contribution, please call Randy Gordon at 372-5995 for drop-off or pick-up info. Thank you.

### OCTOBER, THE DESERT'S SECOND SPRING

October, with its cooler evening temperatures and warm days, feels a lot like spring in the desert. And similar to spring, October is a great time to start work on a water-efficient yard. Water-smart landscaping, or *xeriscape*, uses water-efficient plants to create an eye-catching yard that saves water and money.

If you're removing turf and replacing it with water-smart plants, you could qualify for a rebate through the Southern Nevada Water Authority's Water Smart Landscapes rebate program. The program offers \$1 per square foot of grass converted to water-smart landscaping. Before you start digging, you must sign up for the program to qualify. You'll also need to follow some simple requirements:

1. First, submit an application. This can be done online at [snwa.com](http://snwa.com) or by calling the CONSERVATION HELPLINE AT 258-SAVE.
2. Second, an SNWA representative will schedule a pre-conservation site visit. Landscape conversions started or completed prior to a site visit are not eligible for a rebate.
3. Third, the SNWA will give you the go-ahead to start your conversion. Once approved, you will have six months to complete the upgrade.
4. Fourth, when your upgrade is complete, an SNWA representative will schedule a post-conversion site visit to verify your landscape meets program conditions. Once the conversion is verified, you will receive a rebate check within 60 days.

As cooler temperatures approach, so do winter watering restrictions. Mark your calendar. Winter watering restrictions go into effect November 1st. Each watering group can only water on the group's assigned day. The winter schedule is as follows:

#### WATERING GROUP "D" - ASSIGNED DAY IS THURSDAY

### PECCOLE RANCH GARAGE SALE

START COLLECTING YOUR ITEMS FOR SALE  
SATURDAY, OCTOBER 9, 2004  
8 AM TO 3 PM  
ALL GATED AREAS WILL BE OPEN



# ADVANCED

## *Painting & Construction*

**\*\* OVER 30 YEARS EXPERIENCE \*\***

**A PECCOLE RANCH SPECIALIST FOR OVER 3 YEARS --  
BOTH INTERIOR & EXTERIOR WORK -- NO DEPOSIT  
REQUIRED -- NO PAYMENT UNTIL 100% CUSTOMER  
SATISFACTION -- HUNDREDS OF REFERENCES  
CUSTOM QUALITY AT PRODUCTION PRICES  
PLEASE CALL NOW!**

**SCOTT OLDHAM - OWNER  
LICENSE #0044563 - INSURED & BONDED  
702/647-8207  
FAX: 775/726-3449  
Visit Our Website At: [www.advpaintconst.com](http://www.advpaintconst.com)**

### ***SUBMITTING CITIZEN COMPLAINTS ONLINE***

*Through the City of Las Vegas website, you can now report problems in your neighborhood or make requests for non-emergency services. The "How Can I..." citizen service gateway provides access to the following City of Las Vegas non-emergency services online:*

***Neighborhood Complaints: Dangerous buildings, housing code violations, garbage/litter violations, illegal signs or vehicles.***

***Parking Enforcement: Enforcement of vehicular ordinances involving parking spaces, handicap space and fire lanes.***

***Animal Control: Pet permits and enforcement of City ordinances and state laws pertaining to animal welfare and public safety.***

*You may submit your request anonymously or provide contact information so you can be kept informed of the status of your request. To submit your citizen complaint, visit: [www.lasvegasnevada.gov/default\\_898.htm](http://www.lasvegasnevada.gov/default_898.htm), or [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). Click on the "I want to" pull down menu, and click on "Submit a citizen complaint".*

## **KEEP YOUR STREET SAFE**

The first Neighborhood Watch will be organized on Thursday, October 7th, 6 PM at the Clubhouse. There will be a representative from the Neighborhood Watch to educate us regarding the program. Refreshments will be served.

### **Las Vegas Metropolitan Police Department Neighborhood Watch**



**Neighborhood Watch** is an organized group of neighbors who observe more closely any activity or situation that depreciates the appearance or safety of their community. Neighborhood Watch is, as the name implies, a group of people who see the subtle, and not so subtle changes of their neighborhood. They simply observe and report violations of ordinances and laws to the proper enforcement agencies. Neighborhood Watch simply consists of neighbors who watch. They report everything from crimes in progress to graffiti buildup in their neighborhood.

#### **GET TO KNOW YOUR NEIGHBORS**

Neighbors watching out for each other is the basic concept of neighborhood patrolling. Know the neighbors on all sides of you. Learn what vehicles belong there.

#### **SECURE YOUR HOME**

Secure your home when you leave even for short periods of time. Deny the burglar the opportunity to make you a victim by securing all doors and windows before you leave!

#### **KEEP YOUR GARAGE DOOR CLOSED**

Garage burglaries often occur during the day. The thief simply walks into an open garage, removes what they want and is gone in a minute or two.

#### **STOLEN VEHICLES / THEFT FROM VEHICLES**

The safest place for your car is in your garage.  
The second safest place for your car is in your driveway locked up.  
All valuables should be removed from your vehicle or at least placed out of sight.

#### **NEIGHBORHOOD PATROL MEETINGS**

Attend neighborhood patrol meetings to keep informed about crime problems in your area and to discuss what can be done to reduce crime.

**If interested in helping to organize a Neighborhood Watch in your area, please fill out the form below:**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_



Located In The Peccole Ranch Village Square Center

- 1. Tommy's soccer practice 3:30pm
- 2. Jane's piano lesson 3:45pm
- 3. 4:00pm Time for Me....Just 30 minutes at IT FIGURES!.... Time to de-stress, time to revitalize, Time just for Me!!
- 4. Pick up kids and go home 5:00pm
- 5. Eat dinner early, its family game night.....
- Do it all again tomorrow

**it figures!**  
FAST FUN FITNESS FOR HER

9330 W. Sahara Ave.  
#140  
Sahara/Fort Apache

438-8663  
(GET-TONE)

**JOIN NOW\***

No monthly payments until THANKSgiving. The sooner you join, the more free time you get!!

\*Requires a minimum 12 month IPT and enrollment fee. Not to be combined with any other offer.

*it figures!*

**BRING THIS COUPON IN!**

FAST FUN FITNESS FOR HER



JOIN IN *Las Vegas!*  
most exciting **BIKE EVENT**





**Saturday, October 16, 2004**  
Regional Transportation Commission Building  
800 Grand Central Pkwy

**RTC BikeFest is FREE and open to the public from 11 a.m. to 5 p.m. and will feature:**

- Children's bicycle rodeo
- Health and nutrition exhibits
- Local biking experts
- MAD SCIENCE, hands-on science experiments
- Car seat safety checks
- Exhibits, entertainment, food and fun

**Las Vegas Century Ride Entry Fees:**

22-mile	\$25
27-mile	\$35
55-mile	\$35
80-mile	\$45
110-mile	\$45

Riding for breakfast is available at the Clark County Government Center and the Meadows Mall. Post event bus hopper will be provided to Bikefest with additional service to the Southern Nevada Water Authority's Day with the Experts event.

For more information call 676-1606 or visit [www.lasvegascity.org](http://www.lasvegascity.org)







**MANDATORY**  
**ANNUAL OWNER INFORMATION FORM**

NAME: \_\_\_\_\_

PROPERTY ADDRESS IN PRCA: \_\_\_\_\_

CITY/STATE/ZIP CODE: \_\_\_\_\_

PHONE NUMBERS: HOME: \_\_\_\_\_ WORK: \_\_\_\_\_ CELL: \_\_\_\_\_

**MAILING ADDRESS IF DIFFERENT THAN PROPERTY ADDRESS:**

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP CODE: \_\_\_\_\_

PHONE NUMBERS: HOME: \_\_\_\_\_ WORK: \_\_\_\_\_ CELL: \_\_\_\_\_

**IF YOU HAVE TENANTS LIVING IN YOUR PECCOLE RANCH PROPERTY, WE NEED TO KNOW THEIR NAMES AND CONTACT NUMBERS, IN CASE OF EMERGENCY. THIS IS TO PROTECT YOUR PROPERTY!**

NAME OF TENANT: \_\_\_\_\_

PHONE NUMBERS: HOME: \_\_\_\_\_ WORK: \_\_\_\_\_ CELL: \_\_\_\_\_

**DO YOU HAVE A PROPERTY MANAGEMENT COMPANY OR ANY INDIVIDUAL HANDLING YOUR HOME IN PECCOLE RANCH? WE NEED TO HAVE THEIR CONTACT INFORMATION:**

NAME OF COMPANY/INDIVIDUAL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBERS: OFFICE: \_\_\_\_\_ CELL: \_\_\_\_\_

**Disclaimer: This information is only for PRCA Management Office use. PRCA will not give out this information.**

**PLEASE RETURN THIS FORM TO THE PRCA OFFICE**  
**ONLY IF YOU HAVE NOT SENT ONE PREVIOUSLY**

## WAYS TO SAVE ON HOMEOWNER'S INSURANCE

You can save money on homeowner's insurance a number of ways. Discounts from your insurance company are available for a wide variety of reasons, ranging from the type of building material used to build your home to how close you are to a fire station. These discounts will vary by state and insurance company.

**SHOP AROUND:** Check with many different insurance companies to get rate quotes. Do your friends or family members like their insurance companies? Check the Internet.

**RAISE YOUR DEDUCTIBLE:** The deductible is the amount of money you have to pay toward a loss before your insurance kicks in. Typically, deductibles start at \$250. If you increase your deductible to \$500.00, you can save up to 12% on your premiums; if you have a deductible of \$1000.00, you can save up to 24%.

**BUY YOUR HOME AND AUTO POLICIES FROM THE SAME COMPANY:** Many companies will give a multiline discount if you buy both homeowner's and auto coverage from them.

**IMPROVE SECURITY AND SAFETY:** Items such as deadbolt locks, burglar alarms and smoke detectors usually can bring discounts of 5% each, depending on the company. Your insurance company may also offer a significant discount of 15% or 20% if you install a sophisticated home-security system.

**STOP SMOKING:** Smoking accidents account for more than 23,000 residential deaths every year. Some insurers offer to reduce premiums if no one at home smokes.

**SENIOR DISCOUNTS:** Insurance companies have found that retired people stay at home more and spot fires sooner than working people. Older people have more time for maintaining their homes. If you're at least 65 years old and retired, you might qualify for a discount of as much as 10%.

**CHECK YOUR POLICY ANNUALLY:** You want your policy to reflect the value of your home and belongings. If you review your policy every year, you will be able to make the necessary adjustments. If, for example, you just sold a valuable painting, you won't need the same amount of coverage. But if you added a garage, you'll need to increase your coverage.

**INSURE YOUR HOME, NOT THE LAND:** While your home and its contents are at risk from fire, theft, windstorms and other perils, the land your home sits on is not. Don't include the value of the land in deciding how much homeowner's insurance you need to buy.



**PECCOLE RANCH COMMUNITY ASSOCIATION**

9501 Red Hills Road  
Las Vegas, Nevada 89117  
(702) 255-3351 FAX (702) 243-5819  
email: [peccoleran@aol.com](mailto:peccoleran@aol.com)

**BOARD OF DIRECTORS – 3 POSITIONS AVAILABLE  
CANDIDATE NOMINATION FORM 2005-2006 TERM WE NEED YOU!!!**

If you are interested in placing your name in nomination to serve a two year term on the Board of Directors, please complete this form and return to the address above in order to have your name appear on the secret ballot. **Nomination Forms must be received on or before Friday, October 29, 2004.**

Please place my name in nomination for a term on the Board of Directors of Peccole Ranch Community Association.

\_\_\_\_\_  
Signature

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

I would like to serve on the Board because: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Qualifications I feel will benefit our Community: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Other information I would like to share: \_\_\_\_\_

\_\_\_\_\_

Each person whose name is placed on the ballot as a candidate for a member of the executive board must make a good faith effort to disclose any financial, business, professional or personal relationship of interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board. The candidate must make the disclosure, in writing, to each member of the association in the manner established in the bylaws of the association. The information on this form may be made available to the membership in the Annual Meeting mailing. Per NRS 116.31034 (5)



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